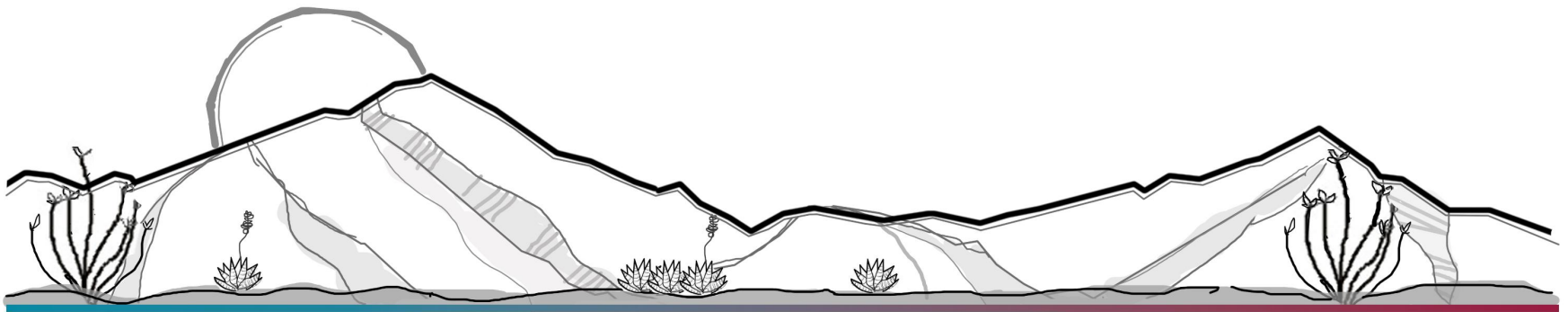


## Docket RZ25-08 (Reversion)

LI to RU-4

Board of Supervisors  
January 6, 2026



# DEVELOPMENT SERVICES

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Applicant: Tactical Holdings LLC  
c/o Hardeep Cheira

Location: Hwy 80 / James Ranch Rd  
(APNs 407-68-007A, 008B, 010, 013E)

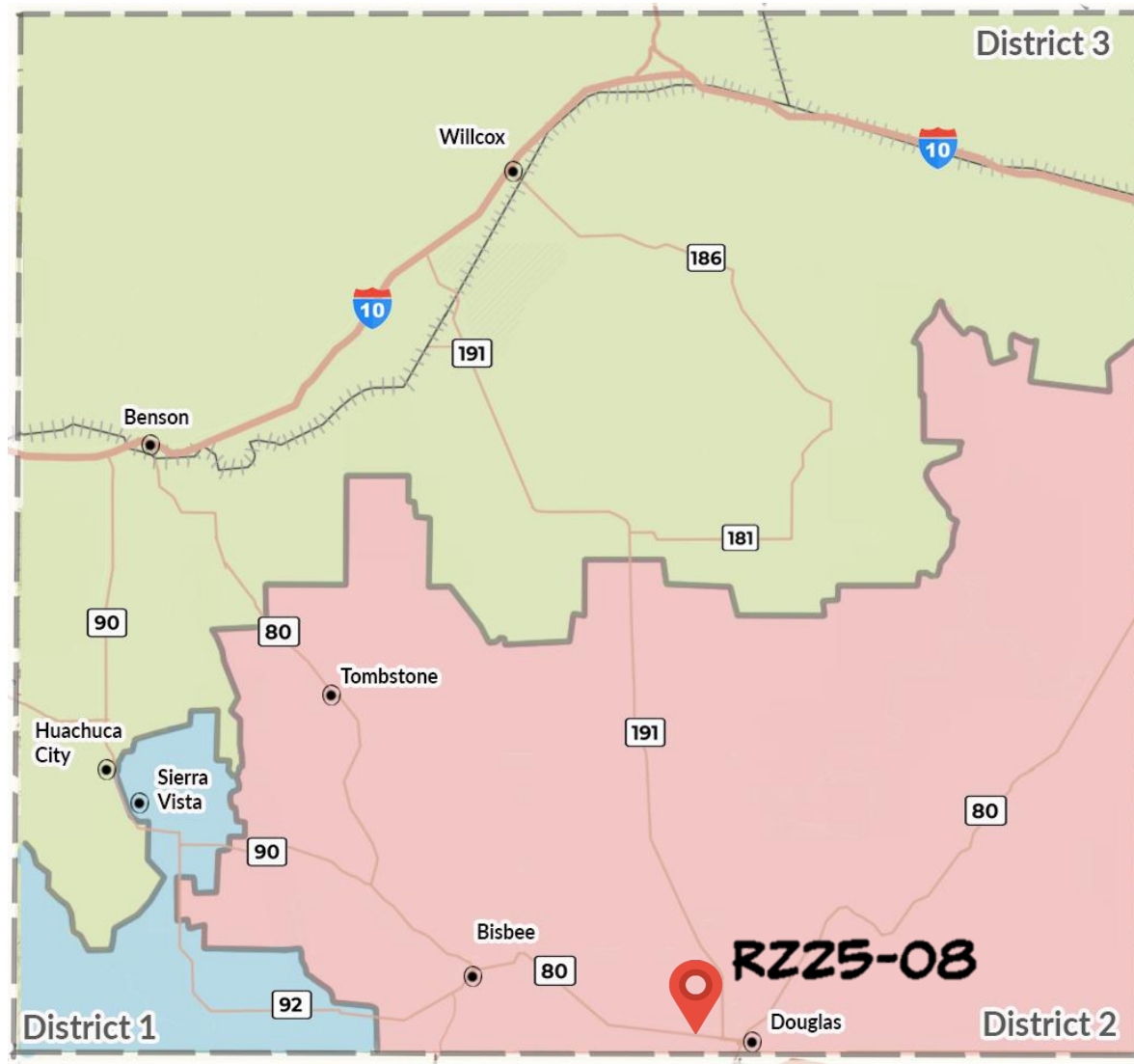
Zoning Reversion: LI to RU-4 (repeal Ordinance 25-14)

Existing Use: Undeveloped

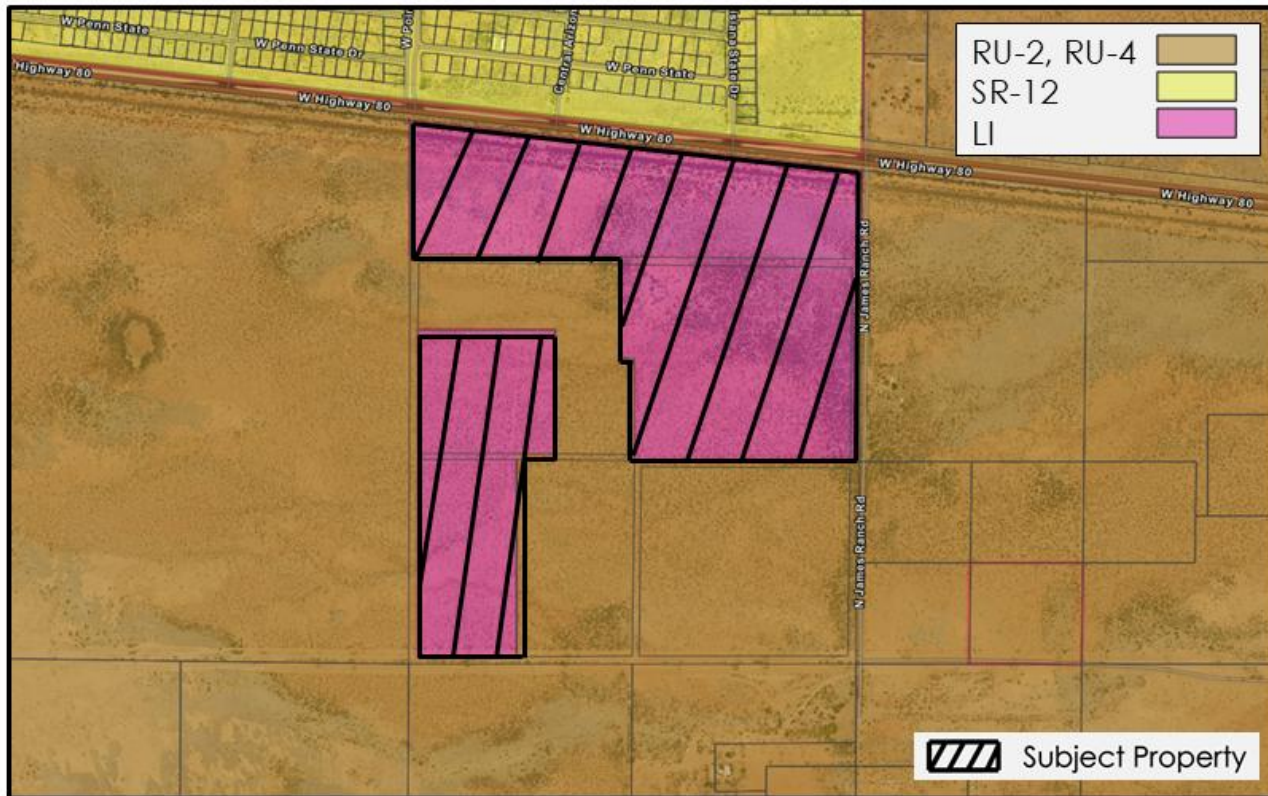
Proposed Use: Undetermined



# DEVELOPMENT SERVICES



## Zoning and Location Map



Docket RZ25-08 Reversion (LI to RU-4)  
APNs 407-68-007A, 008B, 010, 013E (115.6 acres)

N.T.S



# DEVELOPMENT SERVICES

## Background (Docket RZ25-08)

30 May

Application submittal

9 July

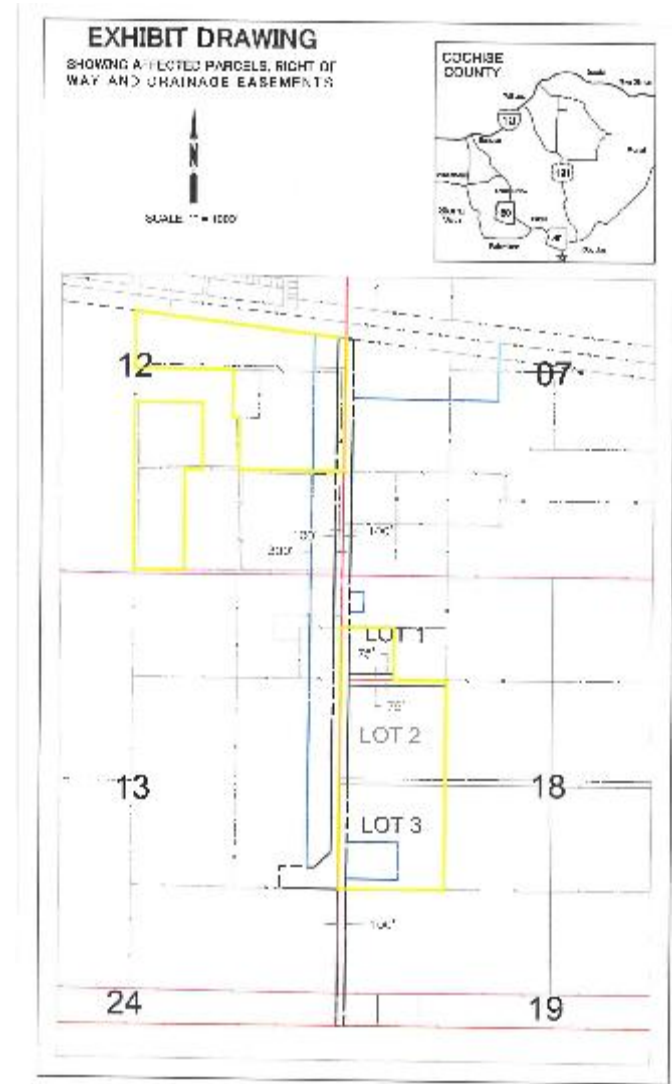
Commission recommends  
conditional approval (7-0)

22 July

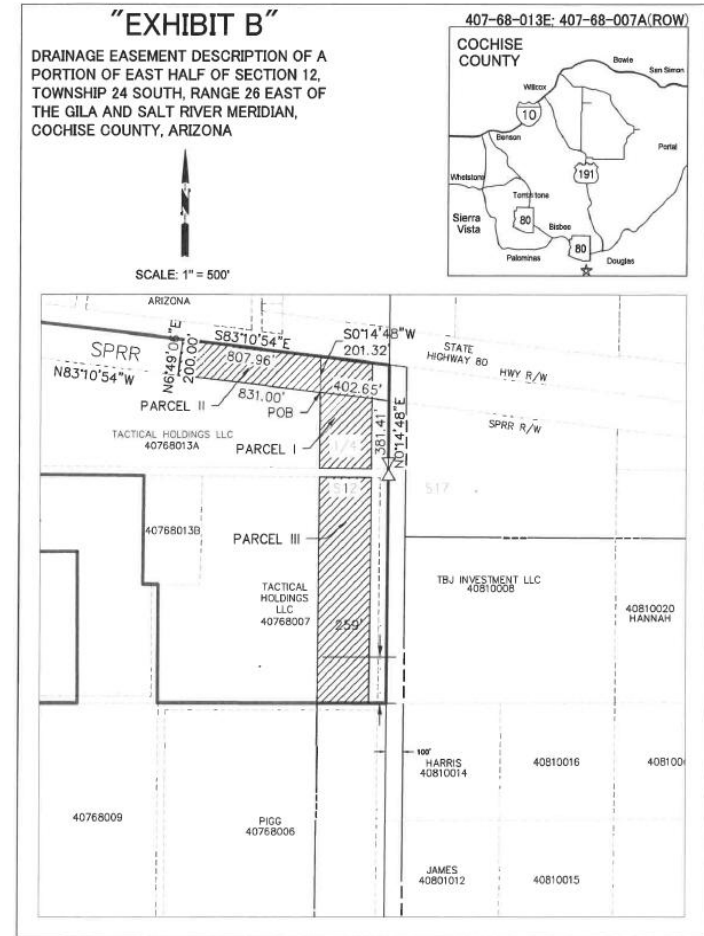
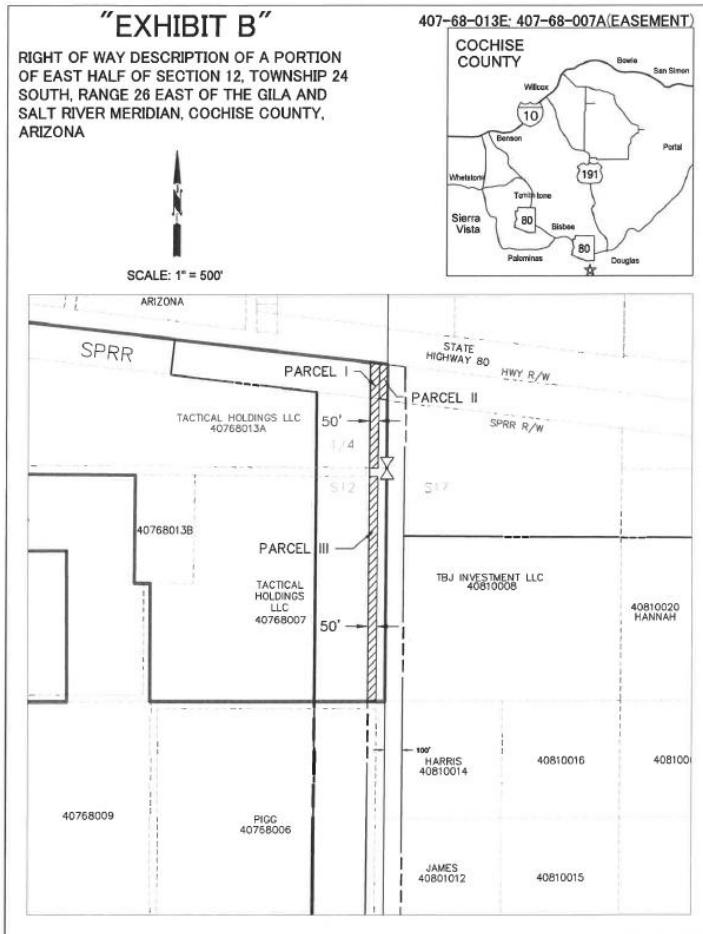
BOS conditionally approves (3-0)

12 December

Applicant requests reversion  
Dedications make development  
economically infeasible  
Applicant unaware of extent of  
dedication until after BOS  
adoption



## Easement Dedications



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

## Factors For Reversion

Applicant filed an official application requesting zoning reversion

The zoning regulations provides for reversions

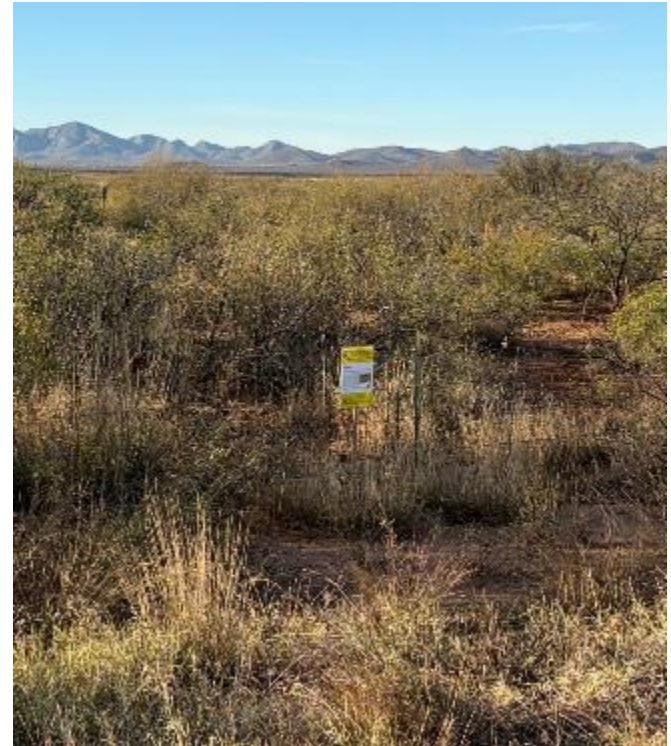
## Factors Against Reversion

Repeals a duly adopted ordinance

RU-4 zoning is not consistent with Comprehensive Plan designations

Exactions are an established method to acquire easements for future infrastructure

Public funds will be needed to acquire easements



## Docket RZ25-08 (Reversion)

LI to RU-4

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